



Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

GENERAL PLAN REPORT

2003 Spring Hearing

Hearing Date/Agenda Number:
P.C. 03/17/03 Item: 3i

File Number:
GP03-07-03

Council District and SNI Area:
7 – N/A

Major Thoroughfares Map Number:
100

Assessor's Parcel Number(s):
499-18-019, 499-19-037

Project Manager: David Tymn

PROJECT DESCRIPTION:

General Plan Amendment request to change the Land Use/Transportation Diagram designation from Industrial Park to Combined Industrial/Commercial.

LOCATION: South side of Tully Road approximately 400 feet northeast of McLaughlin Avenue

ACREAGE: 12.9

APPLICANT/OWNER:

Cord Associates/Reef Property Management

GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION:

Existing Designation: Industrial Park

Proposed Designation: Combined Industrial/Commercial

EXISTING ZONING DISTRICT(S): A(PD)

SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

North: Single-Family Residential – Medium Low Density Residential (8 DU/AC)

South: Single-Family Residential – Medium Low Density Residential (8 DU/AC)

East: Highway 101

West: Retail Commercial and Single-Family Residential – General Commercial and Medium Low Density Residential (8 DU/AC)

ENVIRONMENTAL REVIEW STATUS:

Mitigated Negative Declaration adopted on February 18, 2003.

PLANNING STAFF RECOMMENDATION:

Combined Industrial/Commercial on 12.9 acres.

Approved by:

Date:

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

- Department of Transportation – The proposed land use change will not to result in a long-term traffic impact.
- Department of Public Works – The site has adequate storm and sanitary capacity and no major access constraints.
- Valley Transportation Agency – VTA recommends that continuous sidewalks be installed on Tully Road if warranted by future development on the site.

GENERAL CORRESPONDENCE:

None received.

ANALYSIS AND RECOMMENDATIONS:

PROJECT DESCRIPTION

This is a privately initiated General Plan amendment to change the *San Jose 2020 General Plan* Land Use/Transportation Diagram designation from Industrial Park to Combined Industrial/Commercial on 12.9 acres located on the south side of Tully Road, approximately 400 feet north east of McLaughlin Avenue.

BACKGROUND

Site and Surrounding Uses

The amendment area consists of two sites separated by Zachary Avenue. The sites are developed and occupied by an industrial park that has a mix of industrial and commercial uses. The industrial park was constructed in 1986 and consists of seven buildings totaling 166,000 square feet. A variety of uses exist, including a barbershop, mortgage company, realty, Christian worship center, furniture store, semiconductor and related development, machinery shops, and social and educational service agencies. A Planned Development zoning for both sites was approved in 1989 (PDC 89-03-039), which limited the amount of retail uses to 10% of the total square footage of the development. The applicant is seeking a General Plan Amendment to Combined Industrial/Commercial prior to rezoning of the property to allow for a greater percentage of commercial uses. No new construction is anticipated at this time.

The sites are surrounded by single-family residential homes to the south and north across Tully Road. To the west there is an existing commercial strip center and a gas station. Highway 101 is easterly of the site.

Tully Road is a heavily traveled arterial road. Ingress and egress to the subject site is from Zachary Way via Tully Road. Zachary Way has no through access and serves only a small portion of an existing single-family neighborhood and this project site.

ANALYSIS

Land Use Compatibility

The existing Industrial Park designation is an exclusive industrial designation intended for a wide variety of industrial users such as research and development, manufacturing, assembly, testing and offices. Areas identified exclusively for Industrial Park uses may contain a very limited amount of supportive and compatible commercial uses, when those uses are of a scale and design providing support only to the needs of the businesses and their employees in the immediate industrial area.

The proposed Combined Industrial/Commercial designation is designed to allow for developments containing a mixture of compatible commercial and industrial uses. It is also intended to allow either commercial or industrial use in areas, which already exhibit such a mixed land use pattern. The uses of the Neighborhood/Community Commercial and General Commercial General Plan Land Use designations are appropriate in this designation.

The subject site is essentially an “island” of Industrial Park, surrounded by predominantly residential and retail commercial uses. The Combined Industrial/Commercial designation is compatible with the existing neighborhood mix of commercial and residential uses and would provide expanded opportunities for development of commercial services to support the local neighborhood and a larger area as well.

Staff is recommending support of the applicant’s request to change to the land use designation for the subject properties from Industrial Park to Combined Industrial/Commercial.

A Planned Development rezoning will be required to implement the proposed new mix of commercial and industrial uses. Compatibility of new uses with adjacent residential uses will be reviewed at that time to ensure compliance with the Commercial and Industrial Design Guidelines.

Policy Consistency

The change in the Land Use/Transportation Diagram would reinforce the General Plan’s Major Strategy of Economic Development, which encourages a balance of industrial, commercial and residential uses in the City. The Combined Industrial/Commercial designation retains the property in the City’s economic base, maintaining opportunity for compatible industrial development in the long term.

Furthermore, the change in land use designation would be consistent with several of the General Plan’s Goals and Policies, as follows:

- Economic Development Policy # 7, which states that the City encourages a mix of land uses in the appropriate locations which contribute to a balanced economic base, including industrial suppliers and services, commercial support services, green industries as well as high tech manufacturing and other related industries.
- Commercial Land Use Policy #14, which states that existing commercial development within residential neighborhoods, may expand when such development is small scale and is compatible with the adjacent residential neighborhood.

Staff believes that a change to Combined Industrial/Commercial at this site would facilitate an appropriate mixture of commercial and industrial uses at this location.

ENVIRONMENTAL

The proposed change in the General Plan land use designation on the subject site was analyzed in an initial study that resulted in a Mitigated Negative Declaration. The Negative Declaration was prepared and circulated to the public for review and comment. The initial study determined that the change in land use would create a less than significant impact with mitigation measures that are based on General Plan policies such as Commercial Land Use Policy, Urban Design Policy, and Hazardous Materials Policy, in the following categories:

- Aesthetics.
- Geology and soils.
- Hazards and hazardous materials.

PUBLIC OUTREACH

The property owners and occupants within a 1,000-foot radius were sent a newsletter regarding the two community meetings that were held on February 24 and 26, 2002. They also received a notice of the Mitigated Negative Declaration and a notice of the public hearings to be held on the subject amendment before the Planning Commission in March and City Council in April. In addition, the Department's web-site contains information regarding the General Plan process, amendments, staff reports, and hearing schedule. This site is available to any member of the public and contains the most current information regarding the status of the amendments. No comments were received from the general public at either of the two community meetings. Staff has received approximately six phone calls inquiring about the amendment. Some indicated that they had a concern about increasing the intensity of commercial uses and traffic in the area. The mixture of commercial and industrial land uses would be determined at the zoning stage and would undergo additional environmental review including traffic analysis at that time.

RECOMMENDATION

Planning staff recommends Combined Industrial/Commercial on the subject 12.9-acre site.

Attachments

PBCE002/GP_Team/2003Annual Review/Staff Reports/Spring Review/GP03-07-03.sr.doc